**HISTORIC SITE FORM - HISTORIC SITES INVENTORY**

**PARK CITY MUNICIPAL CORPORATION (10-08)**

### 1 IDENTIFICATION

**Name of Property:**

**Address:** 1280 PARK AVE  
**AKA:**  
**City, County:** Park City, Summit County, Utah  
**Tax Number:** 1280-PA-1

**Current Owner Name:** QS BG LLC  
**C/O:** LEE TIMOTHY L  
**Parent Parcel(s):** SA-375; SA-377

**Current Owner Address:** PO BOX 1402, PARK CITY, UT 84060-1402

**Legal Description (include acreage):** 1280 PARK AVENUE SUBDIVISION LOT: 1LOT 1 1280 PARK AVE SUBDIVISION; 0.12 AC

### 2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), main</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☐ Full</td>
<td>☐ Partial</td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑ Full</td>
<td>☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>☐ Partial</td>
<td></td>
<td></td>
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</tbody>
</table>

*National Register of Historic Places: ☐ ineligible  ☑ eligible  
☐ listed (date: )

### 3 DOCUMENTATION

**Photos: Dates**

<table>
<thead>
<tr>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
</tr>
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<tbody>
<tr>
<td>☐ abstract of title</td>
</tr>
<tr>
<td>☐ tax card</td>
</tr>
<tr>
<td>☐ original building permit</td>
</tr>
<tr>
<td>☐ sewer permit</td>
</tr>
<tr>
<td>☐ Sanborn Maps</td>
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<tr>
<td>☐ obituary index</td>
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<tr>
<td>☐ city directories/gazetteers</td>
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<tr>
<td>☐ census records</td>
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<tr>
<td>☐ biographical encyclopedias</td>
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<td>☐ newspapers</td>
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</table>

**Drawings and Plans**

<table>
<thead>
<tr>
<th>Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.</th>
</tr>
</thead>
</table>

### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

**Building Type and/or Style:** "L" cottage or "T" cottage  
**No. Stories:** 1

**Additions:** ☐ none  ☑ minor  ☐ major (describe below)  
**Alterations:** ☐ none  ☐ minor  ☑ major (describe below)

**Number of associated outbuildings and/or structures:** ☐ accessory building(s), # _____; ☐ structure(s), # _____.

**General Condition of Exterior Materials:**

**Researcher/Organization:** Dina Blaes/Park City Municipal Corporation  
**Date:** November, 08
Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Minor cement retaining wall, rising with slope grade of terrain

Foundation: Not fully visible and therefore unable to completely verify the materials used

Walls: Drop-novelty wood siding (unable to verify if materials are new, original, or a mix of both)

Roof: Asphalt shingle

Windows/Doors: Wooden casement single hung

Essential Historical Form: ☑ Retains ☐ Does Not Retain, due to:

Location: ☑ Original Location ☐ Moved (date __________) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Most current form of structure is still in compliance with its standard housing type (“L” cottage). Evidence of 2006 photo shows drastic efforts for improvement and historic character when compared to the house’s dilapidated state seen in 1995 photo (sagging rooflines, overgrown trees, large aluminum picture windows, etc.) Unclear how recent the addition in rear of structure is, although its presence is secondary to the primary front elevation.

Setting (The physical environment–natural or manmade–of a historic site. Describe the setting and how it has changed over time.):

Narrow building lot on fairly flat terrain. House is recessed roughly 20 feet from city roadway. Various planted vegetation and trees, with lilac shrubs separating the property line with neighbors to the right of front elevation.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.):

The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (“L” cottage), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property’s historic character.):

The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.):

The “T” or “L” cottage (also known as a “cross-wing”) is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: 1904

Builder: ☑ Not Known ☐ Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

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1 Summit County Recorder; appears on the 1907 Sanborn Insurance Map.
☐ Settlement & Mining Boom Era (1868-1893)
✔ Mature Mining Era (1894-1930)
☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 4: West elevation (primary façade). Camera facing east, 2006.